

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
October 13, 2015**

MEMBERS PRESENT: Brenda Clarke, Assistant Secretary
Uwe Rothe
Jenny Brock
Jacobus Louw
Thomas Henning
Jamie Povlich
Timothy Zajonc, Vice-Chairman
Bob Cooper
Greg Cox, Secretary

MEMBERS ABSENT: Joe Wise, Chairman

STAFF PRESENT: Angie Carrier, Development Services Director
Angie Charles, Senior Planner
Steve Neilson, Development Coordinator
Matt Young, Planner
Laura Edmonds, Administrative Coordinator
Alan Cantrell, City Engineer
Tim Seaton, Construction Inspector
Travis Olinger, W/S Engineering Service Coordinator

Vice-Chairman Zajonc called the meeting to order at 6:00 p.m. Commissioner Povlich gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on September 8, 2015, were approved by a 9-0 vote.

The first order of business was the Approval of the Agenda. The agenda was then approved by a 9-0 vote.

The first item on the agenda was to consider Final Plat approval of the Food City – Marathon Realty Corp. Property, a 5-lot, 5-acre subdivision at the intersection of Sunset Drive and State of Franklin Road. The property is zoned B-4, and the petitioner is the Marathon Realty Corporation. The project received Preliminary Plat approval at the February 10th Planning Commission meeting.

Public Hearing was held and no one spoke.

Motion: Cox
Second: Povlich

**Consider Final Plat approval of the
Food City – Marathon Realty Corp.**

Property, a 5-lot, 5-acre subdivision at the intersection of Sunset Drive and State of Franklin Road.

The motion passed by a 9-0 vote.

The second item on the agenda was to consider Final Plat approval of the Food City, Phase II, MSHA Property, a 3-lot, 12.3 acre subdivision at the intersection of Sunset Drive and State of Franklin Road. The property is zoned B-4, and the petitioner is the Mountain States Health Alliance. The project received Preliminary Plat approval at the March 10th Planning Commission Meeting.

Public Hearing was held and no one spoke.

Motion: Cox
Second: Rothe

To consider Final Plat approval of the Food City, Phase II, MSHA Property, a 3-lot, 12.3 acre subdivision at the intersection of Sunset Drive and State of Franklin Road, contingent upon a note being added to the plat regarding the maintenance of the detention pond.

The motion passed by a 9-0 vote.

The third item on the agenda was to consider Preliminary Plat approval of the Toth Property a 6-lot, 5.4-acre subdivision at the intersection of Plymouth Road and Old Lewis Road. The property is split zoned with R-2, Low Density Residential District and R-5, High Density Residential District. The property owner is Joe and Sarah Toth.

Public Hearing was held.

Charles Johnson, spoke in favor of Preliminary Plat approval noting that the property is well-suited for a single family home along with having the possibility for other types of development such as a multi-family as well.

Public Hearing was closed.

Motion: Cox
Second: Henning

To consider Preliminary Plat approval of the Toth Property a 6-lot, 5.4-acre subdivision at the

intersection of Plymouth Road and Old Lewis Road, contingent upon a waiver to the 3-to-1 lot depth-to-width ratio requirement.

The motion passed by a 9-0 vote.

The last item on the agenda was to consider an Amendment to Article 7 of the Zoning Code regarding signage in the B-2 and B-3 Zoning Districts. At the June Planning Commission meeting, the Planning Commission created a Taskforce to review the B-2, Central Business District and the B-3, Supporting Central Business District Sign Regulations.

**Motion: Brock
Second: Cooper**

To defer an Amendment to Article 7 of the Zoning Code regarding signage in the B-2 and B-3 Zoning Districts.

The motion passed by a 9-0 vote.

There being no further business, the meeting was adjourned at 6:37 PM.

APPROVED:

SIGNED:

Joe Wise, Chairman

Greg Cox, Secretary